Sectt. II-27—104,006—4-11-45.

Health (1951) Department

closed

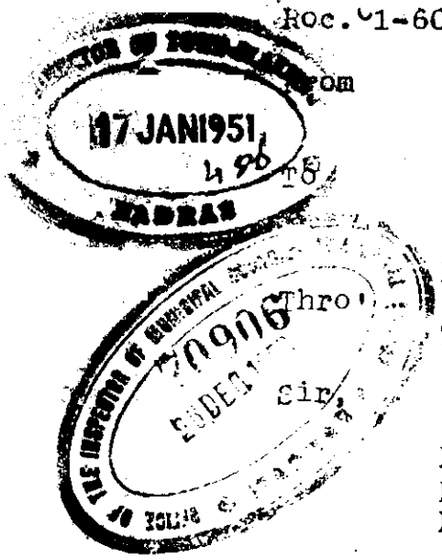
SERIES.

Memo.
~~G.O.~~ NO. 21 Health

Dated 17 8 57

[Despatch Abstract.]

(Rules - Revised Building Rules - Site Plans - Scale of drawing



Roc.C1-6034/50. Municipal Office, Udipi,
Dated 18. 12. 1950.

Sri R. A. Kamath,
Municipal Commissioner, Udipi.

The Secretary to Government,
Health Department,
Fort St. George, Madras.

The Chairman, Municipal Council, Udipi.

The Inspector of Municipal Councils & Local Boards, Madras.

Sir,

RULES - Revised Building Rules - Site plans Drawing of - Scale - Clarification of - Requested.
Ref:-Municipal Council's resolution No.23 d/9-12-50

In submitting herewith a copy of resolution No.23 dated 9.12.50 I am to state as follows:-

1. Clause (1) under Appendix "B" of the Revised Building Rules in G.O.No.2179, P.H., dated 15-7-1942 lays down that the site plan should be drawn to a scale of not less than 1" to 33' provided that where circumstances are such as to make a smaller scale necessary or sufficient the plan may with the consent of the Executive Authority be drawn to a scale of 1" to 66'. A question arose as to whether the site plan to be drawn should be in the revenue scale of 1" to 33' or 1"-66' only or whether such convenient scales as 1" to 30' or 1" to 20' etc., can be allowed.

2. By implication it would seem that the site plan has to be drawn in the Revenue scales of 1" to 33' or 1" to 66' presumeably because the survey field sketches are available in the Revenue Scale. But the rule does not say that the site plan should be drawn in the revenue scale only. When it is laid down in the rules that the site plan should be drawn to a scale of not less than 1" to 33 feet it has to be taken for granted that the site plan can be drawn to a scale greater than 1" to 33 ' i.e., 1" to 20', 1" to 16" and so on. I take it that the significant words "not less than" were used deliberately so that larger scales might be adopted in the case of plans to be drawn for sites of very small extents. There are subdivided plots within this Municipality, measuring less than 5 to 10 cents. If a site plan of such small site is drawn in the scale of 1" to 33' the plan will be small and that it will be difficult to obtain all the necessary particulars required under the building Rules. To obviate such difficulty, the phrase "not less than" has been used in the construction of the rule.

3. The Director of Town Planning who was consulted in the matter, has stated in his L.Dis.No.5395/50 dated 17-10-50, that only either the two scales 1" to 33 feet or 1" to 66' should be adopted in the preparation of the site plans and no other scale should be adopted. The council however differs from the opinion of the Director of Town Planning, which it considers goes against the spirit the rule which lays down that the site plan should be drawn to scale of not less than 1" to 33'....etc. I am therefore to request that the Government may be pleased to clarify the point of difference between the Director of Town Planning and the Council.

R. Kamath 19.12.50
COMMISSIONER.

Forwarded, 19-12-50
Vice-Chairman.

KMR.19.12 Municipal Council, Udipi.

3

Copy of resolution No.23 dated 9-12-50 of the Municipal Council, Udipi.

****

Office note requesting the council to address the Government to clarify the point regarding the scale to be adopted for drawing site plans referred to in condition (1) of Appendix B of the Building Rules issued in G.O.No.2179, P.H., dated 15-7-42.

Resolution

"Address to Government."

Sd. H. N. Nayak,
Presiding Councillor.

// True copy,//

19.12.50
Commissioner.

19-12-50

4

C

Office of the Inspector of Rural & Local Bodies Madras

Mis. 7090b.50 dt 6.1.51

Forwarded through the Director of Town Planning Madras

Inspector

5/1/51

To The DTP Madras

From
Sri T.Prabhakararao Nayudu, B.A.,
Director of Town Planning,
Old High Court Buildings,
1st Line Beach, Madras.1.

To
The Secretary to Government,
Health Department,
Fort St. George,
MADRAS.

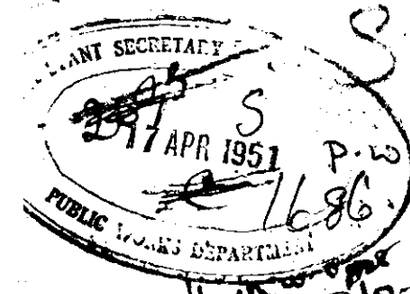
-X-X-X

Health (T)

please see the G.O.R.O. slip kept below. P.W.D may be requested to put up the g.c no. 2179 P.H. dt 15.7.42 and return the bill at an early date.

11.4.51
12.4.51

13.4.51



Health no 14812/51-1 T
17-4-51

P.W.D (S)

G.O. Ms. no. 2179 P.H. dt 15-7-42 is put up in a file of this Dept (no. 47695/49) relating to adoption of Revised Building Rules 1942 in the Metta Township area and the connected file is under final disposal. The G.O. can be released after final orders are issued in that file. Health may be requested to return requisition for the g.o. after about a fortnight.

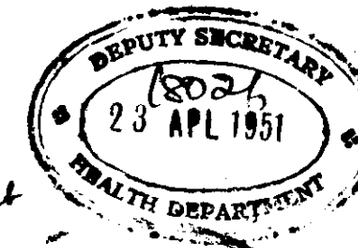
20/4/51
20.4.51

P.W.D no. 4863/51-1
20/4/51

Health (T)

P.W.D. may be reminded on 10.5.51.

23.4.51
24.4.51

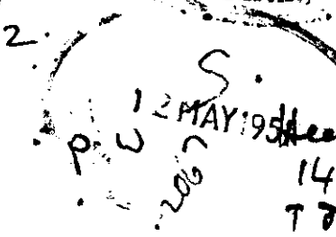


Health (T)

P.W.D. may now be reminded to the put up the G.O no. 2179 P.H. dt 15-7-42.

10/5
10/5

11.5.51



Health no 14828-2/51
T dt 12/5/51

Pwd(S) 7

Please see the notes of the Deptt and mark my Health on p.6 ante. The f.o. is ~~not traceable~~ still required in the Deptt. The f.o. will be sent separately to Healt Deptt soon after it is released from the file. This file may be returned to Health Deptt.

12.5.51 — Health

12.5.57 — Health

14.5.57

Pwd no. no 7067/57-1

14-5-51.

Health(T)

Pl. see the note of P.W above.

That Deptt may be reminded again in the matter 5-6-57

16/5/57 — Health

16.5.57

17.5.57

DEPUTY SECRETARY
16 MAY 1951
21971
HEALTH DEPARTMENT

8 C

11282.8/51

Hearn (T)

to request W to

D.W. [illegible] put up Gro. 2179

P.H d. 15-7-52

KWS 8/6/57

MR 9.7.51

P.W.D Hearn 11828 7/57-5

(1-6-5)

Prod (S)

Re-fo referred to above is still required for the file up- this Dept and it will be returned in due course after the file is disposed of. With these remarks, this may be returned to Health Dept.

MINISTRY SECRETARY 11 JUN 1957 53284 PUBLIC WORKS DEPT

Cno 46795/49 with D.I.S. from 24 6 51.

DAR 12/6/57

MR 13.6.51 Health

Hearn (T) 11.6.57

Please see note 14-7-57.

DEPUTY SECRETARY 29 JUN 1957 HEALTH DEPARTMENT

Prod no. no. 53284 5/57-1. 13.6.57.

KWS 19/6/57. 4.6.51

MR 21.6.51

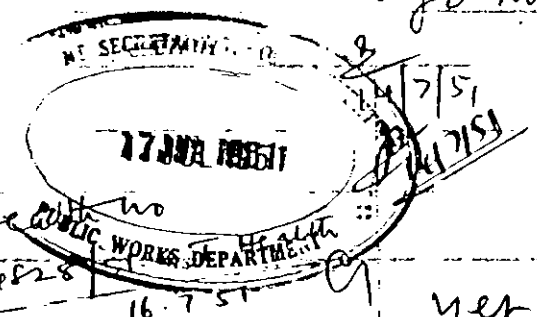
C

T

9

Health
T(J)

P. to may now be requested to put up
Govt no 2179 P. H., dated 15/7/52



14.7.51

P.W (J)

The file referred to above is not yet available. It will be sent to Health as soon as it is available. This file may be returned to Health

16/7/51

62916

16.7.51 Health

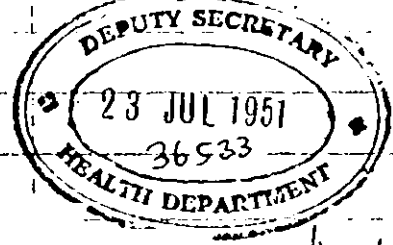
put up on
4/8/51
with 5 files
24-4-51
P.W.D. Genl. Dte.
62916/51-1
10/7/51.

10/7/51.

18.7.51

Health
T(J)

The note of P.W. Deptt above may be perused. The original of Govt no 2179 P.H dt 15/7/52 has since been informally obtained from P.W. Deptt and put up at flag (A) Information



NRS
23/7/51

which is requires for the disposal of this ~~Government~~ case is not available in the original of the GO at (D). Certain other GOs have been called for from M.R.O Egmore. Time may be granted till 30.7.57 to put up the file

26/7/57

26/7/57

WR
26.7.57

Health Dept.

RULES - Revised Building Rules - Site plans Scale of drawing.

From the Comm., Udipi Mty., Roc.Cl.6034/50, dated 18-12-1950.

From the D.T.P.,L.Dis.No.486/51, dated 31-3-1951.

Memo.No. 21 Health 17.8.51

The Commissioner, Udipi Mty., is informed that the object of clause 1 in Appendix B to the Revised Building Rules (issued in G.O.No.2179, P.H., dated 15-7-1942) is to see that the site plans submitted by parties are not drawn to an unduly small scale. The clause prescribes 1 inch to 33 feet as the minimum scale to which the plans should ordinarily be drawn and it does not prevent a larger scale being adopted wherever convenient.

2. The D.T.P. is informed that the Government do not see sufficient justification to amend clause 1 of Appendix B to the Revised Building Rules as suggested by him in the letter cited.

13.8.51

To the Comm., Udipi Mty.
(Thro' the C.M.C.)
(Para 1 only)
To the D.T.P.

2 s/cs.

Health
T(1)

Sub: Rules — Revised Building Rules — site plans — ~~Drawing of~~ — Scale of drawing.

p 1 CF Ref: From the ~~commr~~, Udipi mpty., Roc No. 6034/57 dated 18.12.57

p 5 CF From the D.T.P., Lr. No. 486/57, dated 31.3.57.

—x—.

The letter from the Commr, Udipi Municipality, at page 1 CF and the D.T.P's remarks thereon at p 5 CF may be read.

p 1 CF ---- The Commr, Udipi mpty., has raised the following points on which he requires clarification:-

(1) clause (1)* of Appendix 'B' to the Revised Building rules (issued in G.O. No. 2179, P. H., dated 15.7.42,) provides that the site plan should be drawn to the scale of not less than 1 inch to 33 ft provided that where circumstances are such as to make a smaller scale necessary or sufficient the plan may with the consent of the executive Authority be to a scale of 1 inch to 66 ft. The point now raised by the Udipi Mpl. Cl. is whether the site to be drawn should be in the revenue scale of 1" to 33' or 1" to 66' only or whether such convenient scales as 1" to 30' or 1" to 20' etc may be adopted.

*'A' on p 5 of (D)

this

M on p 1 CF

(2) He is of the view that clause (1) of Appendix B' ought to be more specific bringing out the intention that the site plan has to be drawn in revenue scale of 1" to 33' or 1" to 66'. The Udipi Mpl. Cl. and the Commr contend that the wording in clause (1) of Appendix B, viz' the site plan should be drawn to a scale of not less than 1" to 33' has been deliberately used to give the meaning that 'the site plan can be drawn to a scale greater than 1" to 33' (i.e.) 1" to 20', 1" to 16" and so on

p 3 CF
p 1 CF

R on p 1 CF

P.T.O.

so that such greater scales may also be adopted in the case of plans to be drawn for sites of very small extents. He points out at 'B' on p1 cf how adoption of scales greater than 1" to 33' is necessary so far as Radipi mpty is concerned and how it will obviate certain difficulties which are experienced there. p1 cf

The need for referring these points to Govt with a view to get them clarified has arisen on account of the difference of opinion between the D.T.P. and the Radipi Ml cl —vide para 3 on p1 cf. Vide para 2 to 1 cf

The points raised above are examined seriatim:-

(1) Although clause (1) of Appendix B does not make a specific reference to the 'revenue' scale, the intention is brought out in the same Appendix. Clause (1) of Appendix B read with clauses (3) & (4) [x] will make it clear that the scale referred to is only the revenue scale. Further revenue survey maps of Towns are generally drawn to scales of 1" to 33' or 1/2 Chain or of 1" to 66' or one chain. The adoption of the above scales for the site plans in the Building Rules will reveal that the intention is that site plans regd under the Building Rules should be drawn only to the 'revenue' scale. In the circumstances it seems sufficient if the Comm is told that his presumption at 'A' on p1 cf is correct. p1 cf

[x] 'A' on p5 of [illegible] vide 'A' on p5 cf 6.8.47

(2) On the second point raised by the Radipi Ml cl and the Comm, the D.T.P admits that there is some truth in that the spirit of clause (1) of Appendix (See Rule 3(2)(i)) is obviously to adopt only scales ordinarily adopted for the revenue survey maps which are available in municipalities and in respect of which scales 1" to 33' or some proportionate scale thereto has been adopted considers for the reasons stated at 'M' on p5 cf p5 cf

P.T.O

Plan p 5 cf (A)

that Clause (1) of Appendix 'B' needs to be specified in order to avoid plans being drawn to scales other than 1" to 33 ft, 1" to 66 or 1" to 16½" or other proportionate scales. He holds the view that the adoption of scales other than those to be specified would lead to complications and difficulties. He has accordingly suggested the draft of an amendment to clause (1) of Appendix B to the rules at 'Z' on p 5 cf even at the outset

W. cf p 5 cf
They appear to be more imaginary than real.
WB
6.8.51

It may be stated that the Cc of the Nidi Pl. Cl and the Comm that the use of the words 'not less than 1" to 33' is deliberate, is not correct. It will be seen from a perusal of p 94 cf of Govt 1854 P. H Dated 4.5.40 that the use of the wordings 'not less than one inch equal to 33ft' were recommended for the first time by the Building Rules Committee. These wordings have been improved upon when the Revised Building Rules were issued in 1942 The reasons why clause (1) of Appendix B' as recommended by the Building Rules Committee came to adopted are not known. The reasons presumably are that the scale of the site plan should be in accordance with the scale adopted for revenue survey maps.

(N) ✓ (D) ✓ ✓

As regards the suggestion of the DTP to amend clause (1) of Appendix it may be noted that as in the case of the adoption of a smaller scale which has been limited to that of 1" to 66', the scale greater than 1" to 33' should also be restricted to 1" to 16½". The adoption of other proportionate scales may lead to difficulties. The adoption of a scale greater than 1" to 33' will endow

A' on p 5 cf (A)

Vide para 2 F

P.T.O

4

Enable myself to draw plan of smaller extent in accordance with the town survey maps. For orders whether the amendment suggested may be accepted

After orders are passed, a draft order will be put up for scrutiny by Legal.

2/8/51

The object of clause 1 in appendix B is to see that the site plans submitted by parties are not drawn to an unduly small scale. This clause ~~has~~, which prescribe the minimum scale to which the plans should be drawn, does not prevent larger scales being adopted wherever convenient. It may be that the Building Rules Committee while recommending the minimum scale of ~~1" to 33'~~ had in mind the scale ordinarily adopted in revenue survey maps; but that does not necessarily mean that the site plans should ~~be~~ in particular cases. I am inclined to agree with the views of the Commr. I am not satisfied that there is any need to amend the clause, as suggested by the D.T.P.

6.8.51

Draft 7/8/51

A draft memo is submitted for approval for orders as to circulation to HM(H) before issue

2/8/51

Summary.

Clause 1 of Appendix B to the Revised Building Rules lays down that the site plan to be submitted along with an application for permission for the construction of a building in a municipality should be to a scale not less than 1" to 33', provided that where circumstances exist so as to make a smaller scale necessary

: 5 (D)

necessary or sufficient the plan may, with the consent of the Executive Authority be to a scale of 1" to 66 feet. The Comm./Udipi Mty., has raised the point whether a larger scale than 1" to 33' may be adopted in the site plan, where it is convenient to do so. The draft below clarifies the point.

The D.T.P. has suggested that the above mentioned clause may be amended to the effect that where a larger scale than 1" to 33 feet is adopted it should be restricted to 1" to 16½'. Such a restriction is quite unnecessary and it is therefore proposed to negative the suggestion of the D.T.P. The Draft may issue.

SECRETARY
14 AUG 1951
HEALTH DEPARTMENT

13.8.51

13.8.51

H.M.(Health)
14/8/51